

**Wakefield Giles**

**Tel: 01782 786300**



**Taylor Street  
Goldenhill  
ST6 5RX**

**Offers in Excess of £72,000**



**MID TERRACED**

**THROUGH LOUNGE/DINER**

**WHITE BATHROOM SUITE**

**THREE BEDROOMS**

**RENTAL INVESTMENT**

**PAVED REAR YARD**

**Wakefield Giles, 13 King Street, Kidsgrove, Stoke on Trent, Staffordshire, ST7 1HW**

**RENTAL INVESTMENT OPPORTUNITY!** Wakefield Giles are pleased to bring to the market this well presented three bedroom mid terrace property in the popular location of Goldenhill close to local amenities, schools and good transport links. The property would appeal to first time buyers or those seeking a rental property that would produce an income of approximately £450 pcm. Briefly comprising to the ground floor: entrance hallway, through lounge/diner, kitchen and bathroom. To the first floor: three bedrooms. Further benefits to include gas central heating and partial double glazing. **CALL US AT WAKEFIELD GILES ON 01782 786300 TO ARRANGE A VIEWING.**



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Upvc front door, original ceiling coving and laminate flooring.

#### Lounge/Dining Room 25' 5" x 11' 0" (7.74m x 3.35m)

Through lounge with dual aspect Upvc double glazed windows, original ceiling coving, rose, laminate flooring, sockets and two radiators.

#### Kitchen 9' 11" x 6' 7" (3.02m x 2.01m)

A range of wall and base units with complimentary work surfaces, tiled flooring, sink unit, integrated electric oven, gas hob and space for white goods. Combination boiler and a Upvc Window and a Upvc door to the courtyard.

#### Rear Lobby

Plumbed for washing machine.

#### Bathroom

Upvc double glazed window with privacy glass, fully tiled, chrome heated towel rail, white suite with shower attachment over, glass screen, pedestal sink unit and a W/C.

#### First Floor Landing

Storage cupboard. Bedrooms off:

#### Bedroom One 14' 0" x 11' 10" (4.26m x 3.60m)

Two Upvc double glazed windows to the front aspect, stripped floorboards, radiators and an original cast iron fire surround.

#### Bedroom Two 13' 0" x 8' 0" (3.96m x 2.44m)

Timber framed sash window to the rear aspect, radiator and sockets.

#### Bedroom Three 10' 4" x 6' 10" (3.15m x 2.08m)

Timber framed sash window, radiator and sockets.

### Externally

#### Rear

Fully paved and walled yard with a rear gate giving pedestrian access.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.